



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Staff Report

**Date:** April 21, 2022

**Project:** Bellawood, Phase 2 (Preliminary Plat 2021-008)

**Applicant:** DILTINA Development Corporation

**Property**

**Owner:** DILTINA Development Corporation and Southern Latitude Investments, LLC

**Location:** North of Huntsville-Browns Ferry Road, East of Holladay Boulevard

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### Request Summary

This is a request for a preliminary plat for 39 lots on 51.98 acres in the Bellawood Subdivision.



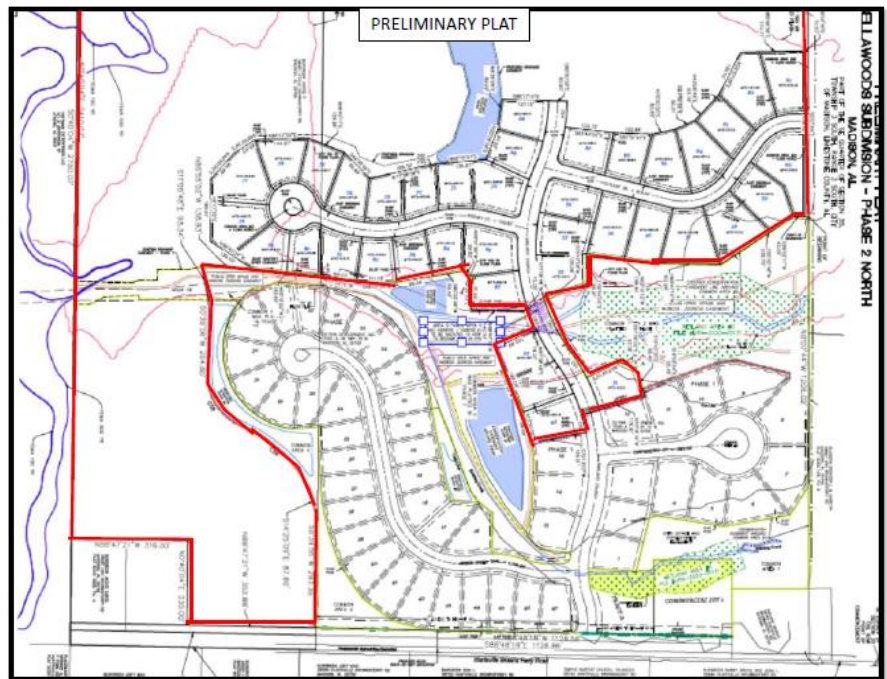
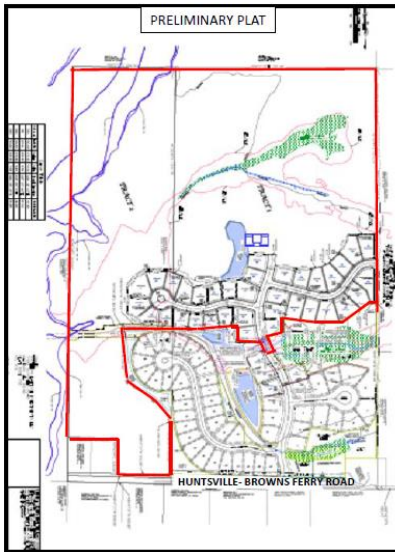
### Recommendation

Motion to:

“Approve the Preliminary Plat for Bellawood, Phase 2 (PP2021-008) with contingencies.”

## **Project Request**

This is a request for a preliminary plat for Bellawood, Phase 2 for the development of 39 lots on 16.06 acres of the 51.98 acres site. The smallest lot will have an area of 11,012.90 square feet, and the average lot size will be 14,932.37 square feet. The applicant proposes 2,370.70 linear feet of new streets.



## **General Information**

### **Background:**

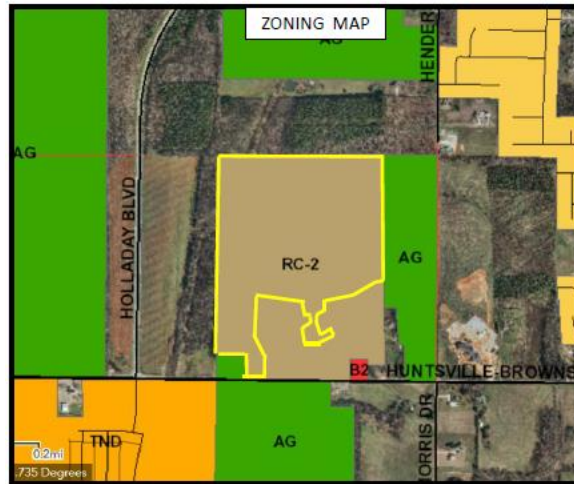
The preliminary plat for Bellawood, Phase 1 was approved by the Planning Commission on January 21, 2021.

The site is subject to a Development Agreement (DA), approved by the City Council on January 27, 2020, and later amended on October 12, 2020 to increase the total number of approved lots. The requirements of the Development Agreement relevant to Phase 2 are:

1. The number of lots approved by the DA for Phase 2 is 40, and the preliminary plat is proposing 39 lots.
2. A tree inventory of all mature trees and a mitigation plan, showing planting locations, quantity, and tree type shall be submitted with the preliminary plat. The applicant has submitted required information except for an exhibit depicting the location of the mature trees.

**Future Land Use, Zoning, and Existing Land Uses:**

<b>TABLE 1 LAND USE AND ZONING INFORMATION</b>			
<b>Location</b>	<b>WSMP Vision Map</b>	<b>Zoning</b>	<b>Existing Land Use</b>
Subject Site	MRC (Mixed Residential Conservation) & PNA (Parks & Natural Area)	RC2 (Residential Cluster District No. 2)	Farmland, partially wooded
North of Subject Property	PNA	Limestone County	Wooded
East of Subject Property	MR (Mixed Residential)	AG (agriculture) Limestone County	Farmland Church
South of Subject Property (across Huntsville-Browns Ferry)	PNAPNA NMU (Neighborhood Mixed Use)	AG Limestone County	Farmland & residential, partially wooded
West of Subject Property	n/a	City of Huntsville	Farmland, partially wooded



**Conformance with Long Range Plans:**

1. Future Land Use Map. Not Applicable
2. West Side Master Plan  
 The subject property has two place types: MRC and PNA. The place types were reconfigured to match the final development boundaries based on the U.S. Army Corps of Engineers delineation and location of open space with the set aside.
3. Growth Plan  
 The subject property is part of the Western Growth Area Key Development Area. Recommendations related to the subject property include speculation that Huntsville-Browns Ferry Road is a likely alternative to access I-65.

**Zoning & Subdivision Compliance:**

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

**Technical Review Committee:**

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

**Analysis**

The proposed preliminary plat is consistent with the layout plan approved by the Planning Commission and the Development Agreement. Staff recommends approval.

**Attachments**

1. Recommended Technical Review Committee Contingencies for Bellawood, Phase 2/Preliminary Plat
2. Preliminary Plat dated and received April 13, 2022  
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies  
Bellawood, Phase 2 Preliminary Plat

**Planning Department**

1. Mature trees removed for approved development must be depicted on the tree removal plan.

**Engineering Department**

1. Correct storm water management analysis on sheet C18 for Basin #5.
2. Copy of the ADEM permit is required before Prelim Plat will be signed.